

Super energy efficient 5/7 bedroom farm house with outbuildings in rural quiet location.

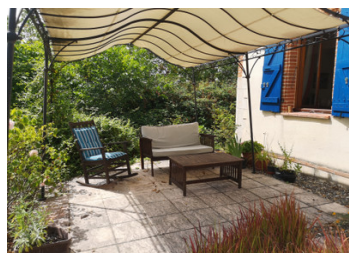
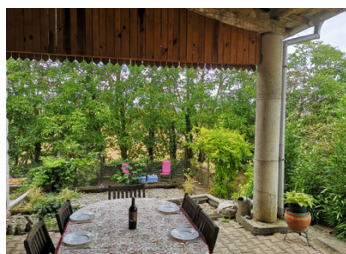


INFORMATION

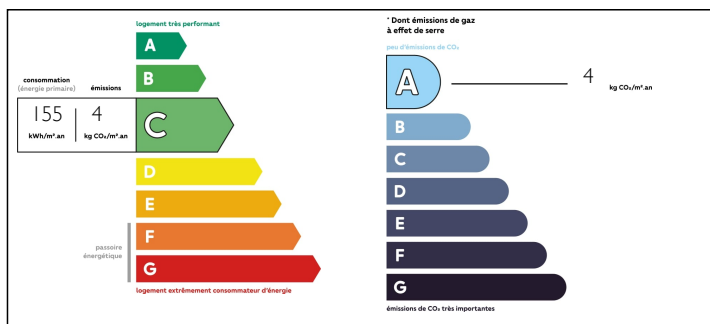
Town:	Montain
Department:	Tarn-et-Garonne
Bed:	7
Bath:	4
Floor:	360 m2
Plot Size:	4318 m2

IN BRIEF

This super well maintained property was designed with self sufficiency in mind by the current owners. At present there are 5 bedrooms and 2 offices in the 2 upstairs wings of the house. Downstairs a family kitchen/ dining room and formal dining room the salon as well as a second prep/summer kitchen a larder room, laundry room and downstairs shower room. With gardens laid out to the front a a terraced area, to the rear a covered terrace and decked area under the shade of the planted planted walnut trees an orchard and large vegetable patch to the rear. Parking and garage to the side additionally over 200m2 of outbuildings offer plenty of storage and workshop space. 2nd property of 100m2 on ground floor available for renovation by separate negotiation.



ENERGY - DPE



NB. Quoted prices relate to euro transactions. Fluctuations in exchange rates are not the responsibility of the agency or those representing it. The agency and its representatives are not authorised to make or give guarantees relating to the property. These particulars do not form part of any contract but are to be taken as a general representation of the property. Any areas, measurements or distances are approximate. Text, photographs and plans, where applicable, are for guidance only. Leggett and its representatives have not tested services, equipment or facilities and cannot guarantee the same.

Particulars for off-plan purchases are intended as a guide only. Final finishes to the property may vary. Purchasers are advised to engage a solicitor to check the plans and specifications as laid out in their purchase contract with the developer.



LOCAL TAXES

Taxe foncière: 1595 EUR

NOTES

DESCRIPTION

The present layout of the property has allowed the owners to grow all of the fruits and vegetables they require. with a dedicated rear kitchen and pantry area with many freezers.

Trees have been planted to provide wood for the Rayburn which runs the heating system, additionally there are woodburners.

The Solar power provides the hot water and the electricity generates income of approximatively 1700euros.

Dimensions

Lounge 27.5m2

Dining room 28m2

Kitchen 28.4m2

Bathroom 8.7m2

Laundry room 6.7m2

Additional Kitchen 20m2

Pantry 15m2

Bedroom 27.5m2

Office 27.7m2

Bedroom 17.8m2

Office 10.6m2

Bathroom 6.1m2

Bedroom 17.9m2

Bathroom 6m2

Bedroom 22.7m2

Bedroom 23.4m2

Bathroom 6.2m2

Outbuildings 210m2

Montech 10km

Beaumont de Lomagne 15km

Castelsarran 15km

Toulouse 40km

Information about risks to which this property is exposed is available on the Géorisques website : <https://www.georisques.gouv.fr>